

N. Eutaw St., 200 Block (Commercial Buildings)  
Baltimore  
Maryland

HABS No. MD-40

HABS  
MD,  
4-BALT,  
171-

PHOTOGRAPHS

REDUCED COPIES OF MEASURED DRAWINGS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey  
National Park Service  
Department of the Interior  
Washington, D.C. 20240

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The block bounded by Howard, West Lexington, North Eutaw and West Saratoga Streets in the Baltimore Central Business District was annexed in 1782 as "Part of Lunn's Lot". The block was laid out in that year to conform to the grid plan previously established for the town, whereby the blocks were set off 340' to a side. Exceptions to this square pattern were made in the east-west row of blocks between Saratoga and Lexington Streets, which were made 430' on the north-south axis to accommodate the planned markets west of Eutaw, yet retain the grid. Howard and Eutaw were laid out 5 perches (82'6") in width, while the less important Lexington and Saratoga were only 4 perches (56'). Waggon Alley, now Clay Street, was part of the 1782 development, but Kimmel Alley was not put in until 1792, and then bisected only the northern half of the block, between Clay and Saratoga.

The entire block was initially developed as small scale, two and three story townhouse structures, many of which were either designed with retail space at the ground floor or were very soon converted to this feature. Most of the structures were gable roof, with single roof dormers, and all were brick, as required by a town regulation. All fronted directly on the street line, as shown on the accompanying sketch map (Figure 1) traced from the Poppleton Atlas of 1851.

Howard street is known to have been in commercial use from 1800 (at Baltimore) and was almost entirely in mixed residential-retail use by the 1850's. Eutaw Street soon followed this land use pattern, as the markets (to become the Lexington Markets) were in full operation by 1803, and many of the contiguous structures were converted to retail or market related uses, at least at the ground level. The commercialism of Eutaw Street was furthered in 1844 when an omnibus line was built in the road bed. In 1858 Abraham Hutzler converted a small retail/residential townhouse at the south corner of Howard and Clay, moving his small store from another part of the city. Hutzler soon expanded into neighboring buildings, culminating in the construction of the Palace Building in 1888. Prior to this building, often cited as the first major investment in a commercial building in the area, Howard Street retained many of its three story townhouses, with a scattering of new three and four story structures, especially south of this block. By the close of the Civil War, Baltimore had become the most industrialized cities in the Mid-Atlantic region and was experiencing unparalleled **commercial growth**. The new Palace Building, a five story structure, and the first building for Hochschild-Kohn (1897) were built on the sites of early 19th C structure and ushered in the complete obliteration of this early style on Howard Street, which by 1900 had become the 100% retail location in the city. The Provident Savings Bank was built in 1903 at the north end of the Howard Street frontage, replacing Gibbons Hotel, Hutzlers added to the Palace Building in 1922, built thru to Saratoga c.1916 and leased two other buildings on Howard, south of the bank at that time, and finally constructed its main store, the North Building in two stages, 1932,1941.

By 1896 Saratoga and Lexington Streets were experiencing the effects of the commercial development on Howard and the expansion of the Lexington Markets, although a number of mid-19th C structures remained (see Figure 2). Hutzlers had completed its Saratoga Street Building by

1916, adding the top five stories in 1924. This building occupies the entire street frontage between the Provident Savings Bank and Kimmel Alley. The frontage between Kimmel Alley and North Eutaw was likewise given over to large scale commercial development at the turn of the century, with the construction of the Brager of Baltimore Department Store (later to be part of Hochschild-Kohn) in 1896. A three story mid-19th C townhouse with later rear additions, was retained at the southwest corner of Kimmel and Saratoga, but it was greatly altered by the time it was incorporated into the Hochschild-Kohn complex.

West Lexington Street was completely given over to commercial use by the 1880's. Two c.1890 structures west of the Hochschild-Kohn building were incorporated into that store in 1912. One mid-19th C structure remained, however, 316-318 West Lexington (Leon Levi's) but was badly altered prior to 1900 and again in the mid-20th C. The excellent Murphy's Building was constructed in c.1910 as still another large scale department store, and was a part of the Hocschild-Kohn complex by 1917. Two additional commercial structures, 324 and 326 West Lexington were in place by 1896, as shown on the Bromley Atlas of that year.

North Eutaw Street also retains one example from the early 19th C, Arthur's Bakery, built pre-1823 and added to twice, but most of the remainder of the block was redeveloped between 1890 and 1910, with later alterations to the fabric in 1930. The south end of the street frontage is occupied by a late 19th C commercial structure, changed in the 1930's to Art Deco but remaining in retail use. 201 and 207-209 North Eutaw are late 19th C commercial structures, seperated by a large 4 story structure (recently Mc Donalds but initially retail and offices) built in 1906. The rest of the frontage, between Lexington and Clay, is occupied by two commercial structures, built as such, 211 dating from between 1896 and 1911, 213-217 between 1911 and 1914 (see Figures 3 and 4). City directories indicate that this entire half block was the location of wholesalers and light manufacturing up to the turn of the century and beyound (Goodyear Raincoat Company, Great American and Pacific Tea Company) and smaller retail uses (sjoe and apparel shops). The one-half block converted entirely to retail uses by the 1930's as a secondary shopping area supplementing the large department stores on Howard. American Stores, first called Goldenberg's Department Store, and Herman's Women's Clothes occupied 211-219 and 203-205 respectively in 1931.

The upper part of the Eutaw Street frontage, in addition to Arthur's Bakery (in retail use by the mid 19th C), has a four story c.1890 brick structure at Clay Street, in use as a nickleodion theatre before 1930 and subsequently in retail use and purchased by the Brager-Isenberg Company as a warehouse to serve there expanded large scale department store that included all of the street frontage above Arthur's Bakery to Saratoga and eventually incorporated in the Hochschild-Kohn holdings. This entire complex was built between 1896 and 1911, replacing 3 to 5 story L 19th C commercial structures that had in turn replaced the original townhouses.

By 1911 the entire block was in retail use, with almost 100% coverage. The demolition of the northwest quadrant of the block took place in 1976, the southwest quadrant in 1980. Two remaining structures, 221 and 223 North Eutaw, are scheduled for removal in 1981.

For additional information see Field Records HABS No. MD-77.

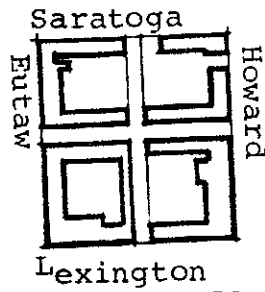


Figure 1. Poppleton Map, 1851

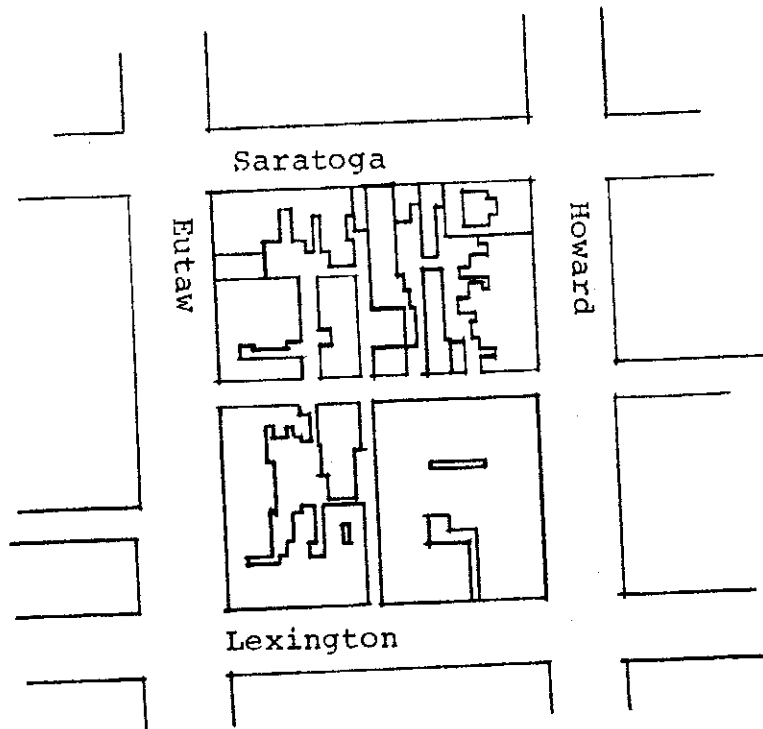


Figure 2. G. W. Bromley Atlas, 1896

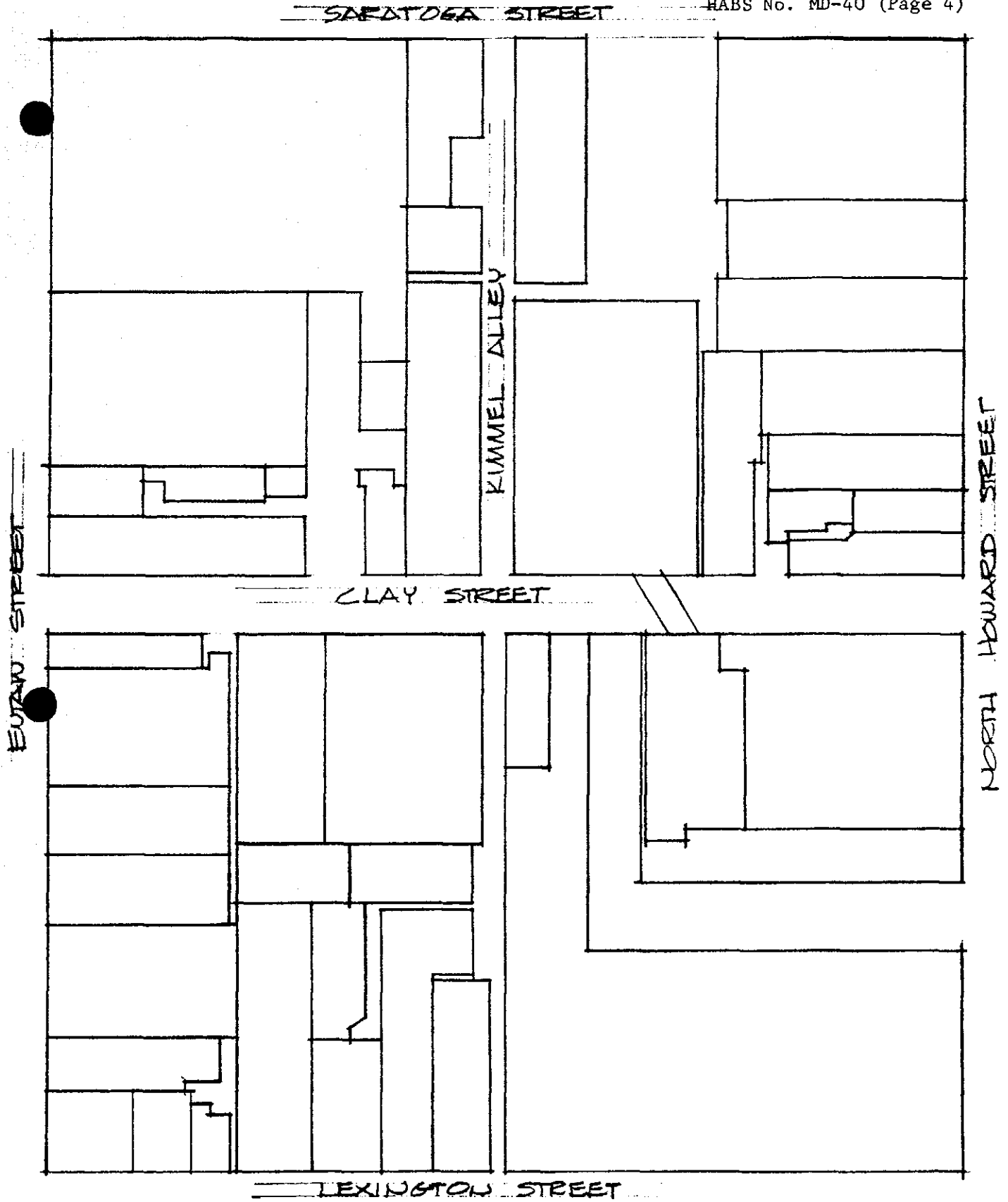


Figure 3: Sanborn Atlas, 1911

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